



# California Fair Political Practices Commission

June 24, 1988

Peter M. Thorson  
City Attorney  
City of Downey  
Burke, Williams & Sorenson  
c/o One Wilshire Bldg.  
624 South Grand Avenue, 11th Floor  
Los Angeles, CA 90017

Re: Your Request for Assistance  
Our File No. I-88-177

Dear Mr. Thorson:

You have written requesting general guidance regarding potential disqualification issues involving Downey Councilmember James Santangelo. Your question is raised in light of the court's ruling in Downey Cares v. Downey Community Development Commission (1987) 196 Cal.App.3d 983, a case in which both Councilmember Santangelo and the Commission were involved.

Because your question involves no specific decision, we treat your request as one for informal assistance.<sup>1/</sup> If, at a later date, your client desires formal written assistance from the Commission, please send us a more detailed request and we will be pleased to respond.

## QUESTION

Councilmember Santangelo owns parcels of real property and has a real estate business located within the Downey Redevelopment Project Area. What issues need to be analyzed in order to determine whether Councilmember Santangelo is permitted to participate in redevelopment agency decisions regarding development of an automobile dealership within the project area?

---

<sup>1/</sup> Informal assistance does not provide the requestor with the immunity provided by an opinion or formal written advice. (Government Code Section 83114; 2 Cal. Code of Regs. Section 18329(c)(3).)

### CONCLUSION

At present, the issues to be determined are: (1) whether the fair market value of Mr. Santangelo's real property will be affected by at least \$1,000 or one-half percent, whichever is applicable; (2) whether his real estate business will be affected by \$10,000 or more in annual gross revenues; and (3) whether any of his clients who are sources of income will be significantly affected.

In the future, the issues may change after the Commission considers pending regulations defining "material financial effect" within various contexts. These regulations will be considered by the Commission at its July 26, 1988, meeting. Your views are solicited.

### ANALYSIS

The Political Reform Act (the "Act")<sup>2/</sup> requires that public officials disqualify themselves when a governmental decision will have a reasonably foreseeable material financial effect on one or more of their economic interests. (Sections 87100 and 87103.)

Councilmember Santangelo has three types of economic interests which could be affected by a redevelopment decision: (1) His real property interests; (2) his real estate business; and (3) clients of the real estate business and tenants who are sources of income to him during the 12 preceding months. (Section 87103.)

Under the Commission's current regulations (copies enclosed), the applicable standards for determining materiality as to Councilmember Santangelo's economic interests are:

(1) His real property interests: The issue is whether the decision will result in an increase or decrease in the current fair market value of his real property by at least \$10,000 or by 1/2 percent or more, so long as the increase or decrease is at least \$1,000. (Regulation 18702(b)(1).)

---

<sup>2/</sup> Government Code Sections 81000-91015. All statutory references are to the Government Code unless otherwise indicated. Commission regulations appear at 2 California Code of Regulations Section 18000, et seq. All references to regulations are to Title 2, Division 6 of the California Code of Regulations.

(2) His real estate business: The issue is whether the decision will result in an increase or decrease in his business' annualized gross revenues of \$10,000 or more. (Regulation 18702.2(g).)

(3) Sources of Income: Since he is a partner in a real estate business, sources of gross commission income of \$250 or more pro rata to him during the preceding 12 months are sources of income to him. (Section 82030(a).) If such a client is a business entity, the applicable standard in Regulation 18702.2 for that type of business entity should be applied; however, if such a client is not a business entity, then the issue is whether the decision's effect on the client will be significant. (Regulation 18702(a).) In addition, tenants who rent his properties will also be sources of income and the same analysis would apply to them.

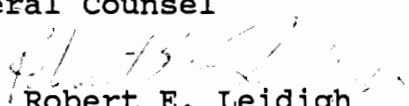
The Commission has just recently noticed for consideration a series of regulations which would refine the concept of "material financial effect" as that term is used in Government Code Section 87103. Your request focuses on analysis of this aspect of the conflict of interest provisions of the Act. I enclose for your review and comment a copy of the noticed regulations.

If adopted as noticed, proposed Regulation 18702.3 would apply to Mr. Santangelo's real property interests in this situation. His present situation differs from the circumstances in the Downey Cares litigation. That situation would have been covered by proposed Regulation 18702.1. The current redevelopment decision involves a specific project within the redevelopment area as opposed to the expansion of the area by way of an amendment to the redevelopment plan. Effects on Councilmembers Santangelo's real estate business would continue to be covered by Section 18702.2(g). His sources of income would be covered by applicable regulations. (See proposed Regulation 18702, which provides a "road map" to the applicable regulations.)

I trust that this letter is responsive to your request for assistance in this regard. If you have any questions regarding this letter, I may be reached at (916) 322-5901.

Sincerely,

Diane M. Griffiths  
General Counsel

By:  Robert E. Leidigh  
Counsel, Legal Division

LAW OFFICES  
**BURKE, WILLIAMS & SORENSEN**

ONE WILSHIRE BUILDING  
624 SOUTH GRAND AVENUE, 11TH FLOOR  
LOS ANGELES, CALIFORNIA 90017

(213) 623-1900

TELECOPIER: (213) 623-8297

HARRY C. WILLIAMS  
(1912-1967)

ROYAL M. SORENSEN  
(1914-1983)

MARTIN J. BURKE\*  
GEORGE WITACKABURY\*  
JAMES T. BRADSHAW, JR.\*  
MARK C. ALLEN, JR.\*  
MARTIN L. BURKE\*  
CARL K. NEWTON\*  
J. ROBERT FLANDRICK\*  
NORMAN E. GAART\*  
EDWARD M. FOX\*  
DENNIS R. BURKE\*  
LELAND C. DOLLEY\*  
COLIN LENNARD\*  
THOMAS J. FEELEY\*  
NEIL F. YEAGER\*  
BRIAN A. PIERIK\*  
CHARLES M. CALDERON\*  
PETER M. THORSON\*  
JERRY M. PATTERSON\*  
HAROLD A. BRIDGES\*  
CHERYL J. KANE\*  
RAYMOND J. FUENTES\*  
DON G. KIRCHER\*  
VIRGINIA R. PESOLA\*  
S. PAUL BRUGUERA\*  
MICHELE R. VADON\*  
B. DEREK STRAATSMA\*  
SCOTT F. FIELD\*

MICHAEL L. LONG\*  
GREGORY A. DOCIMO\*  
ELIZABETH L. HANNA\*  
KATHRYN PRUESSNER PETERS\*  
LISA E. KRANITZ\*  
SLADE J. NEIGHBORS\*  
KIM E. McNALLY\*  
STEVEN A. DROWN\*  
JACK R. LENACK\*  
DENNIS I. FLOYD\*  
LINDA L. DAUBE\*  
M. LOIS BOBAK\*  
DEENA C. LEIBOWITZ\*  
CECILIA M. QUICK\*  
FELICIA J. NELSON\*  
ROBERT V. WADDEN\*  
CHRISTOPHER J. THOMAS\*  
MICHAEL R. WOODS\*  
FRANK H. WHITEHEAD, III\*  
SCOTT H. CAMPBELL\*  
MARYANN LINK GOODKIND\*  
TIMOTHY B. MCSKER\*  
DIANA L. FIELD\*  
RITA J. TAYLOR\*  
STEVE J. DAWSON\*  
JAMES F. RIGALI\*  
GABRIELLE STODD\*

\*PROFESSIONAL CORPORATION  
\*A PROFESSIONAL ASSOCIATION  
\*ADMITTED KANSAS & MISSOURI  
\*ADMITTED KANSAS

May 11, 1988

MAY 12  
VENTURA COUNTY OFFICE  
950 COUNTY SQUARE DRIVE  
SUITE 207  
VENTURA, CALIFORNIA 93003  
(805) 644-7480

ORANGE COUNTY OFFICE  
3200 PARK CENTER DRIVE  
SUITE 650  
COSTA MESA, CALIFORNIA 92626  
(714) 545-5559

LIGHTON PLAZA  
7300 COLLEGE BOULEVARD  
SUITE 220  
OVERLAND PARK, KANSAS 66210  
(913) 339-6200

OF COUNSEL  
DWIGHT A. NEWELL

Ms. Kathryn E. Donovan  
Staff Attorney  
Legal Division  
Fair Political Practices Commission  
428 J Street, Suite 800  
• Sacramento, CA 95804-0807

Re: Request for Legal Opinion on Behalf of Downey City  
Council Member James Santangelo

Dear Ms. Donovan:

As we discussed in our telephone conversation, I am requesting a staff opinion on behalf of Downey City Councilmember James Santangelo pursuant to Government Code Section 83114 on whether or not he would be disqualified from participating, as both a member of the City Council and the Downey Community Development Commission (Redevelopment Agency) in the consideration of a Disposition and Development Agreement with DCH Development Entity, Inc., for the development of an automobile dealership within the Downey Redevelopment Project Area.

The proposed project entails the acquisition by the Community Development Commission of certain property for the developer and the development on the property of an automobile dealership. Once built, the value of land and improvements for the automobile dealership should be roughly \$3 Million. The project would be located at 7534 Firestone Boulevard within the Downey Redevelopment Project Area and is near two other major automobile dealerships.

Ms. Kathryn E. Donovan  
May 11, 1988  
Page 2

Councilmember Santangelo is a real estate broker within the City of Downey. He advises me that of his listings within the City of Downey approximately 95 percent are residential listings and the remainder, commercial or industrial. Councilmember Santangelo owns property at 9400-9430 Firestone Boulevard within the Downey Redevelopment Project Area which is approximately 2.18 miles from the site of the proposed redevelopment project with DCH Development Entity, Inc. His property at 9400-9430 Firestone is fully developed with a new office building and retail center.

Based upon our conversation I realize that an analysis will need to be made by a qualified person of whether the proposed project would have a material financial effect on real property, business entities, or sources of income in which Councilmember Santangelo has an interest. In light of the decision in Downey Cares v. Downey Community Development Commission (1987), 196 C.A.3d. 983, we are particularly interested in having a staff opinion address the issues that would need to be analyzed by such qualified party and the framework by which such analysis should be structured.

I have enclosed for your review a copy of Councilmember Santangelo's most recent disclosure statement. If you need any further information, please feel free to contact me at any time.

Yours very truly,



PETER M. THORSON  
of BURKE, WILLIAMS & SORENSEN

PMT:rs/LTR3467

encl.

cc: Mayor and Members of the City Council  
Don Davis, City Manager  
James Cutts, Director of Community Development  
Mark Huebsch, Redevelopment Counsel

Date Received by FPCC

# FORM 721

## STATEMENT OF ECONOMIC INTERESTS

*A Public Document*

RECEIVED

Date Received by Filing Office

MAR 10 1988

CITY CLERK  
CITY OF DOWNEY

PLEASE TYPE OR PRINT IN INK

NAME

JAMES S. SANTANGELO

TELEPHONE NUMBER

( 213 869-7331

MAILING ADDRESS

9400 FIRESTONE BLVD.

DOWNEY

90241

STREET

CITY

ZIP CODE

### OFFICE SOUGHT OR HELD (Check One):

☐ STATE OF CALIFORNIA OFFICE: \_\_\_\_\_

☐ JUDICIAL BRANCH COUNTY: \_\_\_\_\_

CHECK ONE: .

☐ JUDGE

COURT: \_\_\_\_\_

☐ COURT COMMISSIONER

☐ COUNTY OFFICE: \_\_\_\_\_

COUNTY: \_\_\_\_\_

☒ CITY OFFICE: COUNCILMAN

CITY: DOWNEY

RECEIVED

MAR 10 1988

CITY CLERK  
CITY OF DOWNEY

### TYPE OF STATEMENT (Check the Appropriate Box(es)):

#### ☒ CANDIDATE STATEMENT

File no later than the final filing date for your declaration of candidacy.

#### ☐ ASSUMING OFFICE STATEMENT

(For Newly-Elected and Newly-Appointed Officials ONLY)\*

☐ ELECTED OFFICIAL (Other than elected state officers assuming office in December or January). File within 30 days of assuming office.

Date Assumed Office \_\_\_\_\_  
mo. day yr.

☐ APPOINTED OFFICIAL Not subject to confirmation by the State Senate or the Commission on Judicial Appointments. File within 10 days after assuming office.

Date Assumed Office \_\_\_\_\_  
mo. day yr.

☐ APPOINTED OFFICIAL Subject to confirmation by the State Senate or the Commission on Judicial Appointments. File within 10 days after appointment or nomination.

Date Appointed \_\_\_\_\_  
mo. day yr.

#### ☒ ANNUAL STATEMENT

State officials and all judges and court commissioners file between January 1 and March 1. City and county officials file between January 1 and April 1.

PERIOD COVERED: Disclose all reportable interests held or received during the period from January 1, 1987 through December 31, 1987.

#### ☐ LEAVING OFFICE STATEMENT

File within 30 days after leaving office. The period covered is January 1, 19\_\_\_\_, to the date of leaving office which was:

\_\_\_\_\_ mo. day yr.

### SCHEDULES TO BE COMPLETED

Complete Schedules A, B and C disclosing interests held on the date of filing.

Complete Schedules A, B and C disclosing interests held on the date of assuming office.

Complete Schedules A, B and C disclosing interests held on the date of assuming office.

Complete Schedules A, B and C disclosing interests held on the date of appointment nomination.

Complete all Schedules disclosing interests held or received at any time during the period covered by the statement.

Complete all schedules disclosing interests held or received during any time during the period covered by the statement.

NAME JAMES S. SANTANGELO

The Following Summary Must Be Completed By All Filers

STOP

DO NOT COMPLETE THIS SUMMARY PAGE UNTIL YOU HAVE CAREFULLY REVIEWED ALL SCHEDULES AND THE INSTRUCTIONS FOR EACH SCHEDULE.

	SCHEDULE COMPLETED AND ATTACHED	NO REPORTABLE INTERESTS
Schedule A -- INVESTMENTS (Other Than Those Held by a Business Entity or Trust)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schedule B -- INTERESTS IN REAL PROPERTY (Other Than Those Held by a Business Entity or Trust)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schedule C -- INTERESTS IN REAL PROPERTY AND INVESTMENTS HELD BY BUSINESS ENTITIES OR TRUSTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schedule D -- INCOME (Other Than Loans, Gifts and Honoraria)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schedule E -- LOANS (Received or Outstanding During the Period Covered)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schedule F -- GIFTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schedule G -- HONORARIA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schedule H -- COMMISSION INCOME, INCOME AND LOANS TO BUSINESS ENTITIES AND INCOME FROM RENTAL PROPERTY	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTE: AFTER THE SUMMARY PAGE HAS BEEN COMPLETED, PLEASE DISCARD THOSE SCHEDULES ON WHICH YOU HAVE NO REPORTABLE INTERESTS.

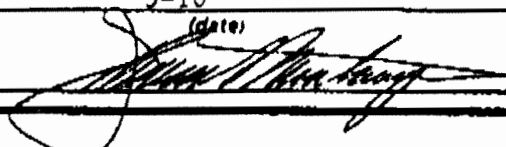
### VERIFICATION

I have used all reasonable diligence in preparing this Statement. I have reviewed the Statement and to the best of my knowledge the information contained herein and in the attached schedules is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on 3-10, 19 88, at DOWNNEY, CA  
(date) (place)

SIGNATURE



NAME

JAMES S. SANTANGELO

**Schedule A -- Investments**  
**(Other Than Those Held By a Business Entity or Trust)**  
**(SEE INSTRUCTIONS ON PRECEDING PAGE)**

NAME OF BUSINESS ENTITY  CENTURY 21 SANTANGELO REALTY		VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input checked="" type="checkbox"/> Over \$100,000 Ownership Interest <input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater*
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST  PARTNER GENERAL DESCRIPTION OF BUSINESS ACTIVITY  REAL ESTATE SALES	If Acquired Or Disposed During The Reporting Period You Must Indicate:  Date Acquired: _____ Date Disposed: _____	
NAME OF BUSINESS ENTITY		VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000 Ownership Interest <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater*
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST  GENERAL DESCRIPTION OF BUSINESS ACTIVITY	If Acquired Or Disposed During The Reporting Period You Must Indicate:  Date Acquired: _____ Date Disposed: _____	
NAME OF BUSINESS ENTITY		VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000 Ownership Interest <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater*
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST  GENERAL DESCRIPTION OF BUSINESS ACTIVITY	If Acquired Or Disposed During The Reporting Period You Must Indicate:  Date Acquired: _____ Date Disposed: _____	
NAME OF BUSINESS ENTITY		VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000 Ownership Interest <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater*
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST  GENERAL DESCRIPTION OF BUSINESS ACTIVITY	If Acquired Or Disposed During The Reporting Period You Must Indicate:  Date Acquired: _____ Date Disposed: _____	
NAME OF BUSINESS ENTITY		VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000 Ownership Interest <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater*
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST  GENERAL DESCRIPTION OF BUSINESS ACTIVITY	If Acquired Or Disposed During The Reporting Period You Must Indicate:  Date Acquired: _____ Date Disposed: _____	

NOTE: IF YOU ARE COMPLETING AN ANNUAL OR LEAVING OFFICE STATEMENT, YOU MUST REPORT ON SCHEDULE D ANY SALARY, COMMISSION, DISTRIBUTION OR OTHER INCOME (\$250 OR MORE) FROM INVESTMENTS LISTED ON SCHEDULE A RECEIVED BY YOU OR YOUR SPOUSE.

\* If you have checked this box, you must report any interests in real property and investments held by the business entity on Schedule C. In addition, if you are completing an Annual or Leaving Office Statement, if your pro rata share of the gross income from any one source was \$10,000 or more, you must report the name of that source on Schedule H-2.



NAME JAMES S. SANTANGELO

**Schedule B -- Interests in Real Property**  
**(Other Than Those Held By A Business Entity or Trust)**  
**(SEE INSTRUCTIONS ON PRECEDING PAGE)**

STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		CITY	FAIR <input type="checkbox"/> \$1,000-\$10,000 MARKET <input type="checkbox"/> \$10,001-\$100,000 VALUE <input checked="" type="checkbox"/> Over \$100,000
9400- 9430 FIRESTONE BLVD.		DOWNEY	
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST			
OWNER			
If Acquired Or Disposed During The Reporting Period You Must Indicate:		Date Acquired: _____ Date Disposed: _____	If Rental Property, Ownership Interest Is <input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater*
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		CITY	FAIR <input type="checkbox"/> \$1,000-\$10,000 MARKET <input type="checkbox"/> \$10,001-\$100,000 VALUE <input checked="" type="checkbox"/> Over \$100,000
11240- 42 WOODRUFF AVE.		DOWNEY	
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST			
OWNER			
If Acquired Or Disposed During The Reporting Period You Must Indicate:		Date Acquired: _____ Date Disposed: _____	If Rental Property, Ownership Interest Is <input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater*
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		CITY	FAIR <input type="checkbox"/> \$1,000-\$10,000 MARKET <input type="checkbox"/> \$10,001-\$100,000 VALUE <input checked="" type="checkbox"/> Over \$100,000
8420 LEXINGTON RD.		DOWNEY	
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST			
OWNER			
If Acquired Or Disposed During The Reporting Period You Must Indicate:		Date Acquired: _____ Date Disposed: _____	If Rental Property, Ownership Interest Is <input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater*
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		CITY	FAIR <input type="checkbox"/> \$1,000-\$10,000 MARKET <input type="checkbox"/> \$10,001-\$100,000 VALUE <input checked="" type="checkbox"/> Over \$100,000
8431 LEXINGTON RD.		DOWNEY	
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST			
PART OWNER			
If Acquired Or Disposed During The Reporting Period You Must Indicate:		Date Acquired: <u>6-12-87</u> Date Disposed: _____	If Rental Property, Ownership Interest Is <input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater*
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		CITY	FAIR <input type="checkbox"/> \$1,000-\$10,000 MARKET <input type="checkbox"/> \$10,001-\$100,000 VALUE <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST			
If Acquired Or Disposed During The Reporting Period You Must Indicate:		Date Acquired: _____ Date Disposed: _____	If Rental Property, Ownership Interest Is <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater*

NOTE: IF YOU ARE COMPLETING AN ANNUAL OR LEAVING OFFICE STATEMENT, YOU MUST REPORT ON SCHEDULE ANY INCOME (\$250 OR MORE) FROM REAL PROPERTY LISTED ON SCHEDULE B RECEIVED BY YOU OR YOUR SPOUSE.

\*If you are completing an annual or leaving office statement and you have a 10% or greater interest in a rental property, you may have additional reporting requirements on Schedule H-3.

☐ If additional space is needed check box and attach an additional Schedule B.

NAME JAMES S. SANTANGELO

**Schedule D -- Income**  
(Other Than Loans, Gifts and Honoraria)  
(SEE INSTRUCTIONS ON PRECEDING PAGE)

**IDENTIFY EACH SOURCE OF INCOME:**

**GROSS INCOME RECEIVED:**

NAME CENTURY 21 SANTANGELO REALTY	<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 9400 FIRESTONE BLVD. DOWNEY, CA	
BUSINESS ACTIVITY, IF ANY REAL ESTATE SALES AND RENT	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED PARTNER	
NAME UNITED STATES POST OFFICE	<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 9430 FIRESTONE BLVD. DOWNEY, CA	
BUSINESS ACTIVITY, IF ANY * POST OFFICE	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED RENTS	
NAME HANGGIE CHIROPRACTIC	<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 9414 FIRESTONE BLVD. DOWNEY, CA	
BUSINESS ACTIVITY, IF ANY CHIROPRACTOR	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED RENTS	
NAME WILLIAM ROGOWAY	<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 9418 FIRESTONE BLVD. DOWNEY, CA	
BUSINESS ACTIVITY, IF ANY OPTOMETRIST	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED RENTS	

☒ If additional space is needed check box and attach an additional Schedule D.

NAME JAMES S. SANTANGELO

**Schedule E -- Loans**  
(Received or Outstanding During the Period Covered)  
(SEE INSTRUCTIONS ON PRECEDING PAGE)

IDENTIFY EACH LENDER:

AMOUNT OF HIGHEST BALANCE:

NAME LORRAINE OVERTON		<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 9355 DINSDALE DOWNEY		
BUSINESS ACTIVITY NONE	ENTIRE LOAN REPAID <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address) 11240 WOODRUFF AVE. PROPERTY <input type="checkbox"/> NONE		INTEREST RATE 12 <input type="checkbox"/> NONE
NAME ROBIN THIBAUT		<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 8219 BRUNACHE DOWNEY		
BUSINESS ACTIVITY NONE	ENTIRE LOAN REPAID <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address) 11240 WOODRUFF AVE. DOWNEY <input type="checkbox"/> NONE		INTEREST RATE 12 <input type="checkbox"/> NONE
NAME KEN IMAIZUMI		<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 8438 BOYNE DOWNEY		
BUSINESS ACTIVITY NONE	ENTIRE LOAN REPAID <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address) 9400 FIRESTONE BLVD. DOWNEY <input type="checkbox"/> NONE		INTEREST RATE 10 <input type="checkbox"/> NONE
NAME		<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS		
BUSINESS ACTIVITY	ENTIRE LOAN REPAID <input type="checkbox"/> YES <input type="checkbox"/> NO	
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address) <input type="checkbox"/> NONE		INTEREST RATE <input type="checkbox"/> NONE
NAME		<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS		
BUSINESS ACTIVITY	ENTIRE LOAN REPAID <input type="checkbox"/> YES <input type="checkbox"/> NO	
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address) <input type="checkbox"/> NONE		INTEREST RATE <input type="checkbox"/> NONE

☐ If additional space is needed check box and attach an additional Schedule E.

NAME JAMES S. SANTANGELO**Schedule H**

(SEE INSTRUCTIONS ON PRECEDING PAGE)

**Schedule H-1****Commission Income Received By Brokers, Agents and Salespersons**

NAME OF BUSINESS ENTITY CENTURY 21 SANTANGELO REALTY	
NAMES OF SOURCES OF INCOME ME	

**Schedule H-2****Income and Loans to Business Entities**

NAME OF BUSINESS ENTITY CENTURY 21 SANTANGELO REALTY	ADDRESS OF BUSINESS ENTITY 9400 FIRESTONE BLVD. DOWNEY
ACTIVITY OF BUSINESS ENTITY REAL ESTATE SALES	
NAMES OF SOURCES OF INCOME AND LOANS TO THE BUSINESS ENTITY	

**Schedule H-3****Income From Rental Property**

You must disclose the name(s) of any renter(s) who made rent payments, provided that your pro rata share of such receipts was \$10,000 or more.

ADDRESS OF RENTAL PROPERTY 9400- 9430 FIRESTONE BLVD.	CITY DOWNEY
NAMES OF RENTERS DR. ANTHONY HANGGIE	
DR. WILLIAM ROGOWAY	
UNITED STATES POST OFFICE	

☐ If additional space is needed check the box and attach an additional Schedule H.



# California Fair Political Practices Commission

May 13, 1988

Peter M. Thorson  
Burke, Williams & Sorensen  
624 South Grand Avenue  
11th Floor  
Los Angeles, CA 90017

Re: 88-177

Dear Mr. Thorson:

Your letter requesting advice under the Political Reform Act was received on May 12, 1988 by the Fair Political Practices Commission. If you have any questions about your advice request, you may contact Robert Leidigh, an attorney in the Legal Division, directly at (916) 322-5901.

- We try to answer all advice requests promptly. Therefore, unless your request poses particularly complex legal questions, or more information is needed, you should expect a response within 21 working days if your request seeks formal written advice. If more information is needed, the person assigned to prepare a response to your request will contact you shortly to advise you as to information needed. If your request is for informal assistance, we will answer it as quickly as we can. (See Commission Regulation 18329 (2 Cal. Code of Regs. Sec. 18329).)

You also should be aware that your letter and our response are public records which may be disclosed to the public upon receipt of a proper request for disclosure.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Diane M. Griffiths", is written over the typed name.

Diane M. Griffiths  
General Counsel

DMG:plh  
cc: James Santangelo

LAW OFFICES  
**BURKE, WILLIAMS & SORENSEN**

ONE WILSHIRE BUILDING  
624 SOUTH GRAND AVENUE, 11TH FLOOR  
LOS ANGELES, CALIFORNIA 90017

(213) 623-1900

TELECOPIER: (213) 623-8297

HARRY C. WILLIAMS  
(1912-1967)

ROYAL M. SORENSEN  
(1914-1983)

MARTIN J. BURKE\*  
GEORGE W. TACKABURY\*  
JAMES T. BRADSHAW, JR.\*  
MARK C. ALLEN, JR.\*  
MARTIN L. BURKE\*  
CARL K. NEWTON\*  
J. ROBERT FLANDRICK\*  
NORMAN E. GAART\*  
EDWARD M. FOX\*  
DENNIS R. BURKE\*  
LELAND C. DOLLEY\*  
COLIN LENNARD\*  
THOMAS J. FEELEY\*  
NEIL F. YEAGER\*  
BRIAN A. PIERIK\*  
CHARLES M. CALDERON\*  
PETER M. THORSON\*  
JERRY M. PATTERSON\*  
HAROLD A. BRIDGES\*  
CHERYL J. KANE\*  
RAYMOND J. FUENTES\*  
DON G. KIRCHER\*  
VIRGINIA R. PESOLA\*  
S. PAUL BRUGUERA\*  
MICHELE R. VADON\*  
B. DEREK STRAATSMA\*  
SCOTT F. FIELD\*

MICHAEL J. LONG  
GREGORY A. DOCIMO  
ELIZABETH L. HANNA  
KATHRYN PRUESSNER PETERS\*  
LISA E. KRANTZ  
SLADE J. NEIGHBORS  
KIM E. McNALLY  
STEVEN A. DROWN  
JACK R. LENACK  
DENNIS I. FLOYD  
LINDA L. DAUBE  
M. LOIS BOBAK  
DEENA C. LEIBOWITZ  
CECILIA M. QUICK  
FELICIA J. NELSON  
ROBERT V. WADDEN  
CHRISTOPHER J. THOMAS  
MICHAEL R. WOODS  
FRANK H. WHITEHEAD, III  
SCOTT H. CAMPBELL  
MARYANN LINK GOODKIND  
TIMOTHY B. McOSKER  
DIANA L. FIELD  
RITA J. TAYLOR  
STEVE J. DAWSON  
JAMES F. RIGALI  
GABRIELLE STODD

\*PROFESSIONAL CORPORATION  
1A PROFESSIONAL ASSOCIATION  
ADMITTED KANSAS & MISSOURI  
\*ADMITTED KANSAS

MAY 12  
VENTURA COUNTY OFFICE  
950 COUNTY SQUARE DRIVE  
SUITE 207  
VENTURA, CALIFORNIA 93003  
(805) 644-7480

ORANGE COUNTY OFFICE  
3200 PARK CENTER DRIVE  
SUITE 650  
COSTA MESA, CALIFORNIA 92626  
(714) 545-5559

LIGHTON PLAZA  
7300 COLLEGE BOULEVARD  
SUITE 220  
OVERLAND PARK, KANSAS 66210  
(913) 339-6200

OF COUNSEL  
DWIGHT A. NEWELL

May 11, 1988

Ms. Kathryn E. Donovan  
Staff Attorney  
Legal Division  
Fair Political Practices Commission  
428 J Street, Suite 800  
Sacramento, CA 95804-0807

Re: Request for Legal Opinion on Behalf of Downey City  
Council Member James Santangelo

Dear Ms. Donovan:

As we discussed in our telephone conversation, I am requesting a staff opinion on behalf of Downey City Council-member James Santangelo pursuant to Government Code Section 83114 on whether or not he would be disqualified from participating, as both a member of the City Council and the Downey Community Development Commission (Redevelopment Agency) in the consideration of a Disposition and Development Agreement with DCH Development Entity, Inc., for the development of an automobile dealership within the Downey Redevelopment Project Area.

The proposed project entails the acquisition by the Community Development Commission of certain property for the developer and the development on the property of an automobile dealership. Once built, the value of land and improvements for the automobile dealership should be roughly \$3 Million. The project would be located at 7534 Firestone Boulevard within the Downey Redevelopment Project Area and is near two other major automobile dealerships.

Ms. Kathryn E. Donovan  
May 11, 1988  
Page 2

Councilmember Santangelo is a real estate broker within the City of Downey. He advises me that of his listings within the City of Downey approximately 95 percent are residential listings and the remainder, commercial or industrial. Councilmember Santangelo owns property at 9400-9430 Firestone Boulevard within the Downey Redevelopment Project Area which is approximately 2.18 miles from the site of the proposed redevelopment project with DCH Development Entity, Inc. His property at 9400-9430 Firestone is fully developed with a new office building and retail center.

Based upon our conversation I realize that an analysis will need to be made by a qualified person of whether the proposed project would have a material financial effect on real property, business entities, or sources of income in which Councilmember Santangelo has an interest. In light of the decision in Downey Cares v. Downey Community Development Commission (1987), 196 C.A.3d. 983, we are particularly interested in having a staff opinion address the issues that would need to be analyzed by such qualified party and the framework by which such analysis should be structured.

I have enclosed for your review a copy of Councilmember Santangelo's most recent disclosure statement. If you need any further information, please feel free to contact me at any time.

Yours very truly,



PETER M. THORSON  
of BURKE, WILLIAMS & SORENSON

PMT:rs/LTR3467

encl.

cc: Mayor and Members of the City Council  
Don Davis, City Manager  
James Cutts, Director of Community Development  
Mark Huebsch, Redevelopment Counsel

Date Received by FPPC

# FORM 721

## STATEMENT OF ECONOMIC INTERESTS

*A Public Document*

RECEIVED

Date Received by Filing Office

MAR 10 1988

CITY CLERK  
CITY OF DOWNEY

PLEASE TYPE OR PRINT IN INK

NAME

JAMES S. SANTANGELO

TELEPHONE NUMBER

( 213 869-7331

MAILING ADDRESS

9400 FIRESTONE BLVD.

STREET

DOWNEY

CITY

90241

ZIP CODE

### OFFICE SOUGHT OR HELD (Check One):

☐ STATE OF CALIFORNIA OFFICE: \_\_\_\_\_

☐ JUDICIAL BRANCH COUNTY: \_\_\_\_\_

CHECK ONE:

☐ JUDGE

COURT: \_\_\_\_\_

☐ COURT COMMISSIONER

☐ COUNTY OFFICE: \_\_\_\_\_

COUNTY: \_\_\_\_\_

☒ CITY OFFICE: COUNCILMAN

CITY: DOWNEY

RECEIVED

MAR 10 1988

CITY CLERK  
CITY OF DOWNEY

### TYPE OF STATEMENT (Check the Appropriate Box(es)):

#### ☒ CANDIDATE STATEMENT

File no later than the final filing date for your declaration of candidacy.

#### ☐ ASSUMING OFFICE STATEMENT

(For Newly-Elected and Newly-Appointed Officials ONLY)\*

☐ ELECTED OFFICIAL (Other than elected state officers assuming office in December or January). File within 30 days of assuming office.

Date Assumed Office \_\_\_\_\_  
mo. day yr.

☐ APPOINTED OFFICIAL Not subject to confirmation by the State Senate or the Commission on Judicial Appointments. File within 10 days after assuming office.

Date Assumed Office \_\_\_\_\_  
mo. day yr.

☐ APPOINTED OFFICIAL Subject to confirmation by the State Senate or the Commission on Judicial Appointments. File within 10 days after appointment or nomination.

Date Appointed \_\_\_\_\_  
mo. day yr.

#### ☒ ANNUAL STATEMENT

State officials and all judges and court commissioners file between January 1 and March 1. City and county officials file between January 1 and April 1.

PERIOD COVERED: Disclose all reportable interests held or received during the period from January 1, 1987 through December 31, 1987.

#### ☐ LEAVING OFFICE STATEMENT

File within 30 days after leaving office. The period covered is January 1, 19\_\_\_\_, to the date of leaving office which was:

\_\_\_\_\_ mo. day yr.

### SCHEDULES TO BE COMPLETED

Complete Schedules A, B and C disclosing interests held on the date of filing.

Complete Schedules A, B and C disclosing interests held on the date of assuming office.

Complete Schedules A, B and C disclosing interests held on the date of assuming office.

Complete Schedules A, B and C disclosing interests held on the date of appointment nomination.

Complete all Schedules disclosing interest held or received at any time during the period covered by the statement.

Complete all schedules disclosing interest held or received during any time during the period covered by the statement.

\*INCUMBENT OFFICEHOLDERS WHO ARE RE-ELECTED OR RE-APPOINTED WITHOUT A BREAK IN SERVICE SHOULD NOT COMPLETE AN ASSUMING OFFICE STATEMENT.



NAME JAMES S. SANTANGELO

The Following Summary Must Be Completed By All Filers

STOP

DO NOT COMPLETE THIS SUMMARY PAGE UNTIL YOU HAVE CAREFULLY REVIEWED ALL SCHEDULES AND THE INSTRUCTIONS FOR EACH SCHEDULE.

SCHEDULE COMPLETED NO REPORTABLE  
AND ATTACHED INTERESTS

Schedule A -- INVESTMENTS

(Other Than Those Held by a Business Entity or Trust)



Schedule B -- INTERESTS IN REAL PROPERTY

(Other Than Those Held by a Business Entity or Trust)



Schedule C -- INTERESTS IN REAL PROPERTY AND INVESTMENTS  
HELD BY BUSINESS ENTITIES OR TRUSTS



Schedule D -- INCOME

(Other Than Loans, Gifts and Honoraria)



Schedule E -- LOANS

(Received or Outstanding During the Period Covered)



Schedule F -- GIFTS



Schedule G -- HONORARIA



Schedule H -- COMMISSION INCOME, INCOME AND LOANS TO  
BUSINESS ENTITIES AND INCOME FROM RENTAL PROPERTY



NOTE: AFTER THE SUMMARY PAGE HAS BEEN COMPLETED, PLEASE DISCARD THOSE SCHEDULES ON WHICH YOU HAVE NO REPORTABLE INTERESTS.

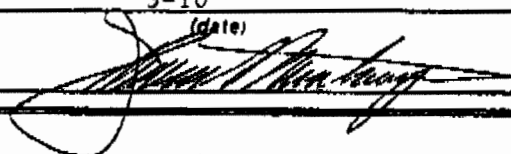
VERIFICATION

I have used all reasonable diligence in preparing this Statement. I have reviewed the Statement and to the best of my knowledge the information contained herein and in the attached schedules is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on 3-10, 19 88, at DOWNEY, CA  
(date) (place)

SIGNATURE



NAME JAMES S. SANTANGELO

**Schedule A -- Investments**  
**(Other Than Those Held By a Business Entity or Trust)**  
**(SEE INSTRUCTIONS ON PRECEDING PAGE)**

NAME OF BUSINESS ENTITY  <u>CENTURY 21 SANTANGELO REALTY</u>		<b>VALUE</b> <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input checked="" type="checkbox"/> Over \$100,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST  <u>PARTNER</u>	If Acquired Or Disposed During The Reporting Period You Must Indicate:  Date Acquired: _____ Date Disposed: _____	
GENERAL DESCRIPTION OF BUSINESS ACTIVITY  <u>REAL ESTATE SALES</u>		<b>Ownership Interest</b>  <input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater*

NAME OF BUSINESS ENTITY		<b>VALUE</b> <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST	If Acquired Or Disposed During The Reporting Period You Must Indicate:  Date Acquired: _____ Date Disposed: _____	
GENERAL DESCRIPTION OF BUSINESS ACTIVITY		<b>Ownership Interest</b>  <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater*

NAME OF BUSINESS ENTITY		<b>VALUE</b> <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST	If Acquired Or Disposed During The Reporting Period You Must Indicate:  Date Acquired: _____ Date Disposed: _____	
GENERAL DESCRIPTION OF BUSINESS ACTIVITY		<b>Ownership Interest</b>  <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater*

NAME OF BUSINESS ENTITY		<b>VALUE</b> <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST	If Acquired Or Disposed During The Reporting Period You Must Indicate:  Date Acquired: _____ Date Disposed: _____	
GENERAL DESCRIPTION OF BUSINESS ACTIVITY		<b>Ownership Interest</b>  <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater*

NAME OF BUSINESS ENTITY		<b>VALUE</b> <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST	If Acquired Or Disposed During The Reporting Period You Must Indicate:  Date Acquired: _____ Date Disposed: _____	
GENERAL DESCRIPTION OF BUSINESS ACTIVITY		<b>Ownership Interest</b>  <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater*

NOTE: IF YOU ARE COMPLETING AN ANNUAL OR LEAVING OFFICE STATEMENT, YOU MUST REPORT ON SCHEDULE D ANY SALARY, COMMISSION, DISTRIBUTION OR OTHER INCOME (\$250 OR MORE) FROM INVESTMENTS LISTED ON SCHEDULE A RECEIVED BY YOU OR YOUR SPOUSE.

\* If you have checked this box, you must report any interests in real property and investments held by the business entity on Schedule C. In addition, if you are completing an Annual or Leaving Office Statement, if your pro rata share of the gross income from any one source was \$10,000 or more, you must report the name of that source on Schedule H-2.

☐ If additional space is needed check box and attach an additional Schedule A.

NAME JAMES S. SANTANGELO

**Schedule B -- Interests in Real Property**  
**(Other Than Those Held By A Business Entity or Trust)**  
**(SEE INSTRUCTIONS ON PRECEDING PAGE)**

STREET ADDRESS OR PRECISE LOCATION OF PROPERTY <b>9400- 9430 FIRESTONE BLVD.</b>		CITY <b>DOWNEY</b>	FAIR MARKET VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input checked="" type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST <b>OWNER</b>			
If Acquired Or Disposed During The Reporting Period You Must Indicate:	Date Acquired: _____ Date Disposed: _____	If Rental Property, Ownership Interest is	<input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater*
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY <b>11240- 42 WOODRUFF AVE.</b>		CITY <b>DOWNEY</b>	FAIR MARKET VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input checked="" type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST <b>OWNER</b>			
If Acquired Or Disposed During The Reporting Period You Must Indicate:	Date Acquired: _____ Date Disposed: _____	If Rental Property, Ownership Interest is	<input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater*
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY <b>8420 LEXINGTON RD.</b>		CITY <b>DOWNEY</b>	FAIR MARKET VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input checked="" type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST <b>OWNER</b>			
If Acquired Or Disposed During The Reporting Period You Must Indicate:	Date Acquired: _____ Date Disposed: _____	If Rental Property, Ownership Interest is	<input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater*
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY <b>8431 LEXINGTON RD.</b>		CITY <b>DOWNEY</b>	FAIR MARKET VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input checked="" type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST <b>PART OWNER</b>			
If Acquired Or Disposed During The Reporting Period You Must Indicate:	Date Acquired: <u>6-12-87</u> Date Disposed: _____	If Rental Property, Ownership Interest is	<input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater*
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY		CITY	FAIR MARKET VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST			
If Acquired Or Disposed During The Reporting Period You Must Indicate:	Date Acquired: _____ Date Disposed: _____	If Rental Property, Ownership Interest is	<input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater*

NOTE: IF YOU ARE COMPLETING AN ANNUAL OR LEAVING OFFICE STATEMENT, YOU MUST REPORT ON SCHEDULE D ANY INCOME (\$250 OR MORE) FROM REAL PROPERTY LISTED ON SCHEDULE B RECEIVED BY YOU OR YOUR SPOUSE.

\*If you are completing an annual or leaving office statement and you have a 10% or greater interest in a rental property, you may have additional reporting requirements on Schedule H-3.

☐ If additional space is needed check box and attach an additional Schedule B.

NAME JAMES S. SANTANGELO

**Schedule D -- Income**  
**(Other Than Loans, Gifts and Honoraria)**  
**(SEE INSTRUCTIONS ON PRECEDING PAGE)**

**IDENTIFY EACH SOURCE OF INCOME:**

**GROSS INCOME RECEIVED:**

NAME CENTURY 21 SANTANGELO REALTY	<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 9400 FIRESTONE BLVD. DOWNEY, CA	
BUSINESS ACTIVITY, IF ANY REAL ESTATE SALES AND RENT	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED PARTNER	
NAME UNITED STATES POST OFFICE	<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 9430 FIRESTONE BLVD. DOWNEY, CA	
BUSINESS ACTIVITY, IF ANY POST OFFICE	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED RENTS	
NAME HANGGIE CHIROPRACTIC	<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 9414 FIRESTONE BLVD. DOWNEY, CA	
BUSINESS ACTIVITY, IF ANY CHIROPRACTOR	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED RENTS	
NAME WILLIAM ROGOWAY	<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 9418 FIRESTONE BLVD. DOWNEY, CA	
BUSINESS ACTIVITY, IF ANY OPTOMETRIST	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED RENTS	

☒ If additional space is needed check box and attach an additional Schedule D.

NAME JAMES S. SANTANGELO

**Schedule E -- Loans**  
 (Received or Outstanding During the Period Covered)  
 (SEE INSTRUCTIONS ON PRECEDING PAGE)

IDENTIFY EACH LENDER:		AMOUNT OF HIGHEST BALANCE:
NAME LORRAINE OVERTON		<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 9355 DINSDALE DOWNEY		
BUSINESS ACTIVITY NONE	ENTIRE LOAN REPAID <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address) 11240 WOODRUFF AVE. PROPERTY <input type="checkbox"/> NONE		INTEREST RATE 12 <input type="checkbox"/> NONE
NAME ROBIN THIBAUT		<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 8219 BRUNACHE DOWNEY		
BUSINESS ACTIVITY NONE	ENTIRE LOAN REPAID <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address) 11240 WOODRUFF AVE. DOWNEY <input type="checkbox"/> NONE		INTEREST RATE 12 <input type="checkbox"/> NONE
NAME KEN IMAIZUMI		<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS 8438 BOYNE DOWNEY		
BUSINESS ACTIVITY NONE	ENTIRE LOAN REPAID <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address) 9400 FIRESTONE BLVD. DOWNEY <input type="checkbox"/> NONE		INTEREST RATE 10 <input type="checkbox"/> NONE
NAME		<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS		
BUSINESS ACTIVITY	ENTIRE LOAN REPAID <input type="checkbox"/> YES <input type="checkbox"/> NO	
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address) <input type="checkbox"/> NONE		INTEREST RATE <input type="checkbox"/> NONE
NAME		<input type="checkbox"/> \$250 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS		
BUSINESS ACTIVITY	ENTIRE LOAN REPAID <input type="checkbox"/> YES <input type="checkbox"/> NO	
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address) <input type="checkbox"/> NONE		INTEREST RATE <input type="checkbox"/> NONE

☐ If additional space is needed check box and attach an additional Schedule E.

NAME JAMES S. SANTANGELO**Schedule H**

(SEE INSTRUCTIONS ON PRECEDING PAGE)

**Schedule H-1****Commission Income Received By Brokers, Agents and Salespersons**

NAME OF BUSINESS ENTITY CENTURY 21 SANTANGELO REALTY	
NAMES OF SOURCES OF INCOME ME	

**Schedule H-2****Income and Loans to Business Entities**

NAME OF BUSINESS ENTITY CENTURY 21 SANTANGELO REALTY	ADDRESS OF BUSINESS ENTITY 9400 FIRESTONE BLVD. DOWNEY
ACTIVITY OF BUSINESS ENTITY REAL ESTATE SALES	
NAMES OF SOURCES OF INCOME AND LOANS TO THE BUSINESS ENTITY	

**Schedule H-3****Income From Rental Property**

You must disclose the name(s) of any renter(s) who made rent payments, provided that your pro rata share of such receipts was \$10,000 or more.

ADDRESS OF RENTAL PROPERTY 9400- 9430 FIRESTONE BLVD.	CITY DOWNEY
NAMES OF RENTERS DR. ANTHONY HANGGIE	
DR. WILLIAM ROGOWAY	
UNITED STATES POST OFFICE	

☐ If additional space is needed check the box and attach an additional Schedule H.